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UPDATES TO ZONING ORDINANCE AND SUBDIVISION ORDINANCE

On August 6, 2015, the City of New Richmond Plan Commission recommended adoption of amendments to the City's Zoning Ordinance and Subdivision Ordinance. These proposed amendments will be considered by the City Council at their regular monthly meeting on August 10, 2015 at 7:00 pm. If interested, residents are encouraged to view the full proposals by contacting the City Office at 715-246-4268, or by reviewing the proposals at Monday night's meeting. A summary of the proposed amendments is below:

Temporary Cul-De-Sacs: Construction of a temporary cul-de-sac would be required at dead end streets where the street will be extended in the future. The turnaround is needed for emergency vehicles and street maintenance purposes.

Conditional Use Stipulations: A provision would be added authorizing the Plan Commission to impose conditions and restrictions upon conditional use permits.

Variance Notice: A class 1 notice (requiring one publication) would be required for variance applications, to align with Wisconsin State Statute.

Conditional Uses: The amendment revises incorrect language, as conditional use permits require only Plan Commission approval rather than approval from the Common Council.

Institutional Signs: New proposed regulations specific to public and quasi-public institutions would allow for more than one freestanding sign per property, with the area and height of the signs regulated based on the allowances of the zoning district in which the use is located. The amendment also adds language allowing for electronic changeable copy signs with standards established for brightness, rate of change, and hours of operation.

Temporary Accessory Buildings: Aligns the Zoning Ordinance with the current Building Code, so that temporary portable accessory structures without a foundation less than 150 square feet in area do not require a building permit.

Restaurant Uses: The amendment adds "restaurants with liquor and accessory outdoor seating" as a permitted use in the Z3, Z4, and Z6 Zoning Districts. New restaurant uses would be subject to site plan review and approval by the Plan Commission. Additional performance standards allow for accessory

outdoor seating areas for restaurants (other than a beer garden) subject to review and approval of the Zoning Administrator.

Z3 District Lot Coverage: The existing 30% lot coverage requirement in the Z3 District would be changed to 70% limit for multiple family and commercial uses, and maintained for residential uses. Many commercial developments are 1/3 building, 1/3 parking, and 1/3 green space, therefore the existing requirement is viewed as too restrictive.

Loading and Trash Areas: Currently, loading areas and trash collection areas must be screened from view by using a combination of plantings and earth berms in all zoning districts. The amendment would allow for a fence or structural enclosure to be used in the Z6 District.

Off-Street Parking: The proposal clarifies requirements regarding location, dimension, and design of parking lots and off-street parking areas, as well as vehicle size limits for residential uses.

Swimming Pools: Side yard setbacks for swimming pools shall be double the minimum required within the applicable zoning district.